

UNOFFICIAL COPY



QUIT CLAIM
DEED IN TRUST

1977 MAR 22 PM 3 25

1069415

23 859 706

Form 359 R 4/72

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor, **ELDA-JO KLANDRUD, divorced and not remarried,**

of the County of **Cook** and State of **Illinois** for and in consideration of **TEN AND NO/100 (\$10.00)** Dollars, and other good and valuable considerations in hand paid, Conveys and Quit Claims unto the **CHICAGO TITLE AND TRUST COMPANY**, a corporation of Illinois, whose address is **111 West Washington Street, Chicago, Illinois 60602**, as Trustee under the provisions of a trust agreement dated the **31st** day of **December**, **1976**, known as Trust Number **1069415** the following described real estate in the County of **Cook** and State of **Illinois**, to-wit:

**Lot 130 in Centex Industrial Park
Unit 95 Being a Subdivision in
Section 34, Township 41 North,
Range 11, East of the Third Principal
Meridian in Cook County, Illinois;**

Exempt under provisions of Paragraph **E**, Section **8**,
Real Estate Transfer Tax Act.

10.00

3/22/77
Date

Donald L. Padgitt
Buyer, Seller or Representative

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to create any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession of a person, by leases to commence in present or future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to purchase the whole or any part of the premises and to contract to purchase the same, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges, to grant, to release, convey or assign any right, title or interest in or about or appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it should be lawful for any person assuming the duties of said trustee to do with the same, whether similar to or different from the ways, above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been supplied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement, and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, but that at the time of the delivery thereof the trust created by this indenture and by said trust agreement was in full force and effect, so that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries hereunder, so that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (b) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, profits and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, profits and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust" or "upon condition" or such limitations, or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor hereby expressly waives and releases any and all right or claim under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal this **31st** day of **December**, **1976**

(Seal)

Elda-Jo Klandrud
(Seal)

(Seal)

This instrument was prepared by **Donald L. Padgitt, Peterson, Ross, Rall, Barber & Seidel**, 1580 Sherman Avenue, Evanston, Illinois 60201.

State of **Illinois**)
County of **Cook**) ss. I, **DONALD L. PADGITT**, a Notary Public in and for said County, in
and not remarried, do hereby certify that **Elda-Jo Klandrud, divorced**



personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.
Given under my hand and notarial seal this **31st** day of **December**, **1976**.

Donald L. Padgitt
Notary Public

After recording return to:
CHICAGO TITLE AND TRUST COMPANY
Land Trust Department
111 West Washington Street, Chicago, Ill. 60602
or
Box 533 (Cook County only)

1201 Estes, Elk Grove Village, Ill.
For information only insert street address of above described property.

This space for editing, Papers and Revenue Stamps

23859706
Document Number

END OF RECORDED DOCUMENT